

011.A

0001

0519.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

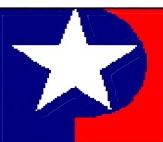
326,400 / 326,400

USE VALUE:

326,400 / 326,400

ASSESSED:

326,400 / 326,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 519

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	326,400			326,400		
							149672
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0519.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	Building Number 1.		
Sty Ht: 5 - 5 Story		A Bath:	Rating:			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:			
Foundation: 1 - Concrete		A 3QBth:	Rating:			
Frame: 2 - Steel		1/2 Bath:	Rating:			
Prime Wall: 8 - Brick Veneer		A HBth:	Rating:			
Sec Wall: %		OthrFix:	Rating:			
Roof Struct: 4 - Flat		OTHER FEATURES				
Roof Cover: 4 - Tar & Gravel		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1		
Color: BRICK		A Kits:	Rating:			
View / Desir: N - NONE		Fpl:	Rating:			
GENERAL INFORMATION		WSFlue:	Rating:			
Grade: C - Average		CONDOS INFORMATION				
Year Blt: 1971	Eff Yr Blt:	Location: R - Rear				
Alt LUC:	Alt %:	Total Units:				
Jurisdict:	Fact: .	Floor: 5 - 5th Floor				
Const Mod:		% Own: 0.903699994				
Lump Sum Adj:		Name: 16 - 6031				
INTERIOR INFORMATION		DEPRECIATION				
Avg Ht/FL: STD		Phys Cond: AV - Average	28. %			
Prim Int Wall: 2 - Plaster		Functional:				
Sec Int Wall: %		Economic:				
Partition: T - Typical		Special:				
Prim Floors: 4 - Carpet		Override:				
		Total:	28.8 %			
SUB AREA		SUB AREA DETAIL				

INTERIOR INFORMATION

Avg Ht/FL:	STD		Fphys Cond:	AV	- Average
Prim Int Wall	2 - Plaster		Functional:		
Sec Int Wall:			Economic:		
Partition:	T - Typical		Special:		
Prim Floors:	4 - Carpet		Override:		
Sec Floors:			Total:		2
Bsmnt Flr:					
Subfloor:					
Bsmnt Gar:					
Electric:	3 - Typical		Basic \$ / SQ:	320.00	
Insulation:	2 - Typical		Size Adj:	1.33798885	
Int vs Ext:	S		Const Adj:	1.00909925	
Heat Fuel:	3 - Electric		Adj \$ / SQ:	432.052	
Heat Type:	6 - Elec Base/B		Other Features:	32751	
# Heat Sys:	1		Grade Factor:	1.00	
% Heated:	100	% AC:	NBHD Inf:	1.34000003	
Solar HW:	NO	Central Vac:	NBHD Mod:		
% Com Wall	% Sprinkled:		LUC Factor:	1.00	
			Adj Total:	458414	
			Depreciation:	132023	
			Depreciated Total:	326391	

MOBILE HOME

Make:

Model:

Serial #:

Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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SKETCH

COMMENTS

ATH FEATURES

EXTERIOR INFORMATION

Type:	7	- Condo Garden	
Sty Ht:	5	- 5 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	2	- Steel	
Prime Wall:	8	- Brick Veneer	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

GENERAL INFORMATION

Grade:	C - Average	
Year Blt:	1971	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

Totals RM: 3 BR: 1 Baths: 1 HB

REMODELING

ITEMS LISTED		ITEMS BREAKDOWN				
		No	Unit	RMS	BRS	FL
Exterior:			1	3	1	0
Interior:						
Additions:						
Kitchen:						
Baths:						
Plumbing:						
Electric:						
Heating:						
General:						
		Totals				
		1		3	1	

RES BREAKDOWN

REQ BREAKDOWN				
No	Unit	RMS	BRS	FL
	1	3	1	0
Totals				
	1	3	1	

CALC SUMMARY

COMPARABLE SALES					
	Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ:	320.00				
Size Adj.:	1.33798885				
Const Adj.:	1.00909925				
Adj \$ / SQ:	432.052				
Other Features:	32751				
Grade Factor:	1.00				
NBHD Inf:	1.34000003				
NBHD Mod:					
LUC Factor:	1.00				
Adj Total:	458414				
Depreciation:	132023				
Depreciated Total:	326391				
WtAv\$/SQ:	AvRate:		Ind.Val		
Juris. Factor:			Before Depr:	578.95	
Special Features:	0		Val/Su Net:	455.87	
Final Total:	326400		Val/Su SzAd	455.87	

